



Two Ball Lonnen, Fenham, Newcastle upon Tyne NE4 9RU

# Auction Guide Price: £120,000

For sale by auction is this semi detached house located in Fenham, offered with vacant possession. The accommodation to the ground floor briefly comprises of entrance hallway, lounge, kitchen, bathroom and separate WC. To the first floor is a landing and three bedrooms. Externally, there are gardens to the front, side and rear, and a driveway.

The property is situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69.

Early viewing is recommended.

Council Tax Band: A

EPC Rating: C

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**Semi Detached House**

**Ground Floor Bathroom & WC**

**Vacant Possession**

**Gardens to Front, Side & Rear**

**Three Bedrooms**

**Driveway**

For any more information regarding the property please contact us today

#### Room Descriptions

##### Entrance Hallway

Double glazed window to the side. Stairs to the first floor landing.

##### Lounge 15' 3" x 10' 6" max (4.64m x 3.20m)

Double glazed window and bow window to the front. Radiator.

##### Kitchen 13' 10" x 8' 4" (4.21m x 2.54m)

Double glazed window to the rear. Gas cooker point. Sink/drain. Plumbed for washing machine. Door to the rear. Radiator.

##### Bathroom 6' 7" x 4' 3" (2.01m x 1.29m)

Frosted double glazed window to the side. Shower cubicle. Pedestal wash hand basin. Radiator.

##### WC

Frosted double glazed window to the rear. Low level WC.

#### First Floor Landing

Double glazed window to the rear. Loft access. Radiator.

##### Bedroom One 12' 4" x 10' 6" (3.76m x 3.20m)

Double glazed window to the front. Radiator.

##### Bedroom Two 12' 5" x 7' 11" (3.78m x 2.41m)

Double glazed window to the rear. Radiator.

##### Bedroom Three 10' 8" x 7' 4" (3.25m x 2.23m)

Double glazed windows to the front and side. Radiator. Storage cupboard.

#### External

Gardens to the front, side and rear. Driveway.

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#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas  
Broadband: Fibre  
Mobile Signal Coverage Blackspot: No  
Parking: Driveway

#### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### RESTRICTIONS AND RIGHTS

Listed? No  
Conservation Area? No  
Restrictions on property? No  
Easements, servitudes or wayleaves? No  
Public rights of way through the property? No

#### RISKS

Flooding in last 5 years: No  
Risk of Flooding: Zone 1  
Any flood defences at the property: No  
Coastal Erosion Risk: Low  
Known safety risks at property (asbestos etc...): No

#### BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No  
Outstanding building works at the property: No

#### ACCESSIBILITY

This property has no accessibility adaptations.

#### TENURE

It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

#### AUCTION DETAILS

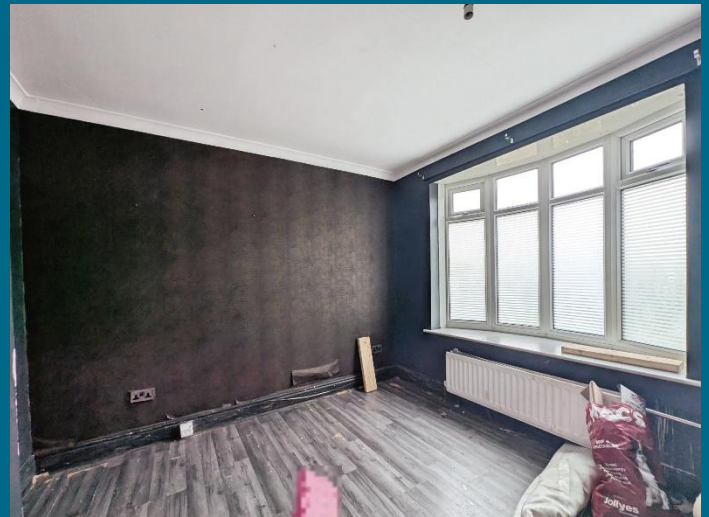
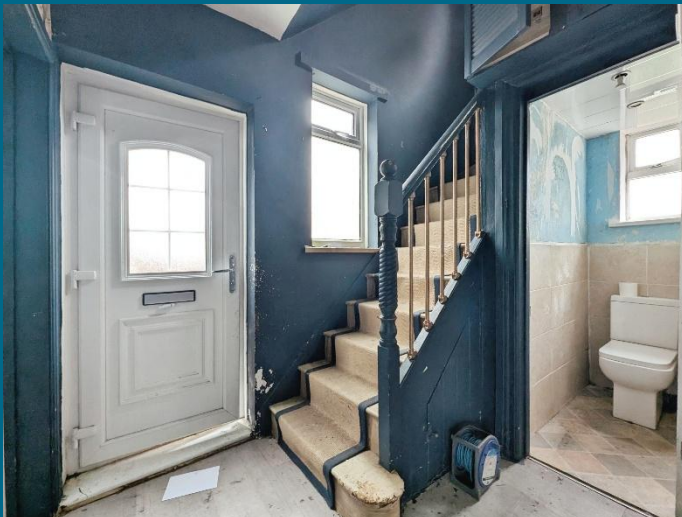
For Sale by Auction: Thursday 30th July 2026  
Bidding opens 24 hours prior at 10am  
Option 1  
Terms and Conditions apply

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd. Tel 01661 831 360

Terms and conditions apply see website [www.agentspropertyauction.com](http://www.agentspropertyauction.com)

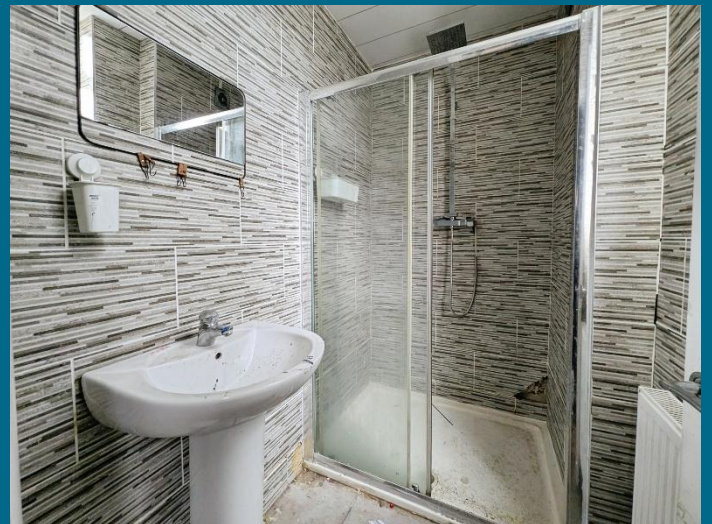
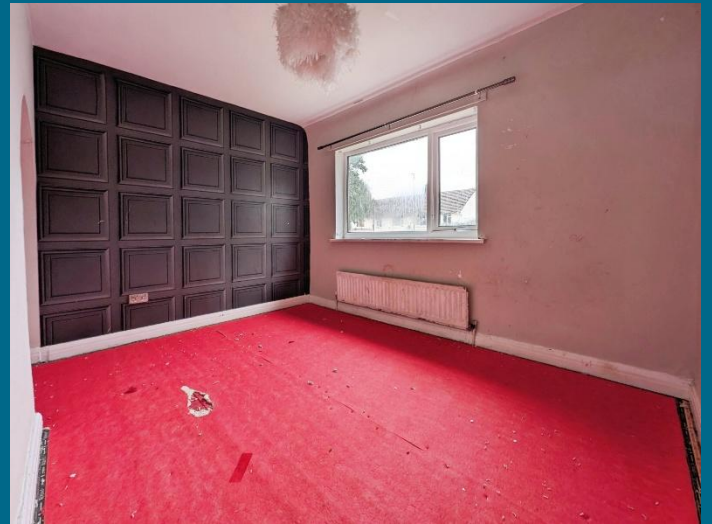
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.



**Money Laundering Regulations** - intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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